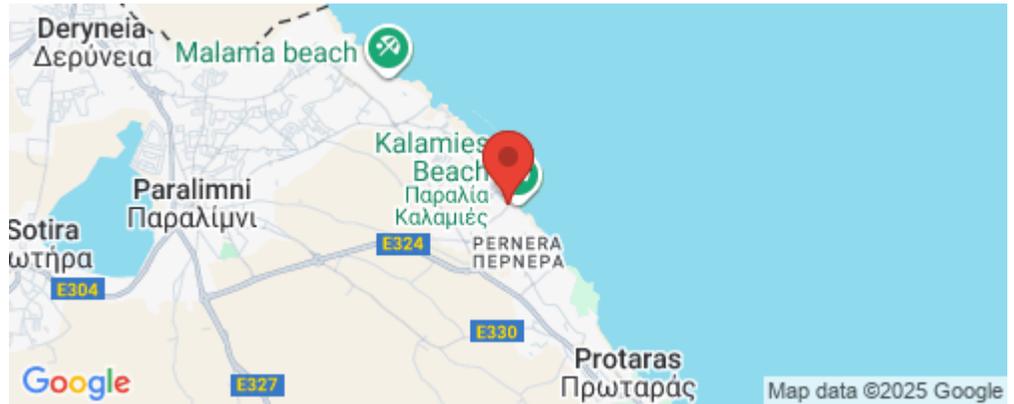


## 3 Bedroom House for Sale in Paralimni, Famagusta District

For sale off-plan, this modern villa offers comfortable living in a prime sea front location in Paralimni. With an internal space of 155 m2, this thoughtfully designed home features three spacious bedrooms, a bright open-plan living area, and high-quality finishes throughout. The villa is designed for energy efficiency, rated class A, ensuring lower running costs and a more sustainable lifestyle.



Step outside to your private swimming pool and enjoy uninterrupted sea views, perfect for relaxing or entertaining guests. The villa's position provides direct access to the beautiful coastline, making it ideal for those who appreciate stunning sunsets and tranquil surroundings.

...

### Property Info

Covered Area **155**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Plot area **299**  
Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **27306**  
Property type **House**  
Condition **Brand New**  
Bathrooms **1**  
View **Sea view**

### Amenities

- Storage room

### Location

**Location:** Paralimni  
**Coordinates:** **35.037210880813 / 34.035638454658**

Region: **Famagusta**

## Price: €605 000 + VAT

VAT for this property is **€32,982** or **€114,950**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 903.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€605 000 on Aug 2, 2025





